



City of Trinity

# Newsletter / City

## Inaugural Issue

Fall 2004

Volume 1, Issue 1

The City of Trinity is pleased to present its first newsletter. The purpose of the newsletter is to provide information about City services and operations, meetings and community events, and to introduce the elected officials, City staff and volunteers that serve your community. We hope you find it informative. Please contact us with suggestions for future newsletters. Also, please let us know of address errors so we can correct our records.

## Name this Newsletter

Trinity is the "City of Vision" and we're confident that our resident visionaries can come up with a name for this newsletter. Please e-mail or snail-mail your suggestions to Name This Newsletter: cityhall-trinity@triad.rr.com or City of Trinity, P.O. Box 50, Trinity NC 27370. Winners will be recognized at an upcoming City Council meeting.

## Watch for Website

Trinity is developing a website that will provide information on City services, budgets, board and council meetings, projects, zoning, animal control, etc. Look for us soon at: [www.trinity-nc.gov](http://www.trinity-nc.gov).

## Inside this issue:

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## November vote will set course for City

The Trinity City Council has approved a plan to bring sewer service to nearly half of the City's existing residences within the next 11 years.

City residents will vote Nov. 2, 2004 on whether to allow the City to borrow up to \$15 million from the United States Department of Agriculture, Rural Development, to finance the sewer system expansion. Approval of the referendum measure would also allow the City to utilize a \$1.5 mil-

### Want to Know More?

Informational meetings on the upcoming Trinity sewer bond referendum will be held in the media centers at the following elementary schools at 7:00 p.m.:

**Oct. 7: Hopewell, 6294 Welborn Rd.**

**Oct. 11: Trinity, 5457 Braxton Craven Rd.**

lion grant from the same agency for service expansion.

Two public meetings have been scheduled to provide residents the opportunity to learn more about the sewer

expansion proposal. The City's contract engineer, City staff and elected officials will explain the phasing of the sewer project and answer questions.

**More information and map on pages 2-3**

## Council adopts revised Zoning Ordinance

On May 18, 2004, the Trinity City Council adopted a revised Zoning Ordinance. The adopted ordinance maintained most current land uses, but changed the names of some of the zoning districts from the county's naming convention to district names more compatible with city zoning.

The City's previous ordinance was essentially Randolph County's Zoning Ordinance as it existed in 1997 when Trinity was incorporated. The revised document is a more useful tool for land use planning and development.

The most significant changes concern manufactured housing, special use permits and in-home day care:

- New manufactured housing will be allowed within an overlay district and the current requirement to

### Comparison between old and new zoning districts

#### Old Districts

RA (residential agriculture)  
RR (residential restricted)  
  
RM (residential mixed)  
PMF (planned multi family)  
OI (office institutional)  
CS (community shopping)  
HC (highway commercial)  
LI (light industrial)  
HI (heavy industrial)

#### New Districts

RA (residential agriculture)  
RR-40 (40,000 sq. ft. lots)  
RR-20 (20,000 sq. ft. lots)  
  
RM (residential mixed)  
MF-R (multi fam. residential)  
O&I (office & institutional)  
CS (community shopping)  
HC (highway commercial)  
M2 (light manufacturing)  
M1 (heavy manufacturing)

obtain a conditional use permit prior to replacing a manufactured home has been eliminated.

- In-home day care for five or fewer children is a permitted use in residential zoning districts.

- New criteria has been established for some special uses including bed and breakfast establishments, fairs and carnivals, mini warehouses, membership warehouses and automatic car washes.

# FREQUENTLY ASKED QUESTIONS ABOUT THE SEWER BOND REFERENDUM

## Will my taxes go up if the vote passes?

The Trinity City Council has committed to paying off the loan using sales tax revenue instead of property tax revenue. This means that your property taxes will not increase to pay for the proposed sewer system expansion, unless there is a catastrophic change in the City's financial condition.

## What areas would get sewer?

The City Council has approved four phases of expansion which are shown on the map as areas 2 through 5. The map shows, in general, the areas that will receive sewer service if voters approve the referendum measure. The actual properties to receive the service would not be determined until final design for each specific phase is completed.

## How were these areas selected?

The City Council directed the City's consultant engineer to develop a plan to serve the greatest number of people at the least possible cost. The City's Utilities Committee and City staff worked closely with the engineer in this process and both the Utilities Committee and City Council approved this plan in July, 2004.

## How much will it cost?

Projected costs are: Phase 2: \$3,515,000, Phase 3: \$6,020,000, Phase 4: \$4,590,000, Phase 5: \$4,770,000.

## The identified costs are almost \$19 million, how will we pay for all this?

The City has been offered a \$1.5 million USDA grant to help pay for Phase 2; but the grant will be awarded only if voters approve the bond measure. Tap fees from existing residents within each phase area would help reduce the amount that must be financed by more than \$2.0 million. The City would make up the difference between the amount of bond funding plus service tap fees and actual expenses by using money in its fund balance. The City is not obligated to borrow money. If it appears that expending additional funds will create a hardship, the City may reduce the scope of a specific phase or delay the start of a phase to reduce the financial burden.

## How do we know Trinity can afford this?

City staff and our Engineer have prepared a detailed financial analysis indicating how all of the bond phases can be financed. Trinity officials have also asked the State of North Carolina Local Government Commission (LGC) to review the City's financial condition and recommend a level of debt that the City could afford if a general obligation bond was approved by voters. The LGC advised that a debt level of \$15 million would be appropriate and that the City's plan for paying for the identified sewer expansion phases was sound.

## Proposed Sewer Service Implementation Schedule

Phase 2: 2007  
Phase 3: 2009  
Phase 4: 2012  
Phase 5: 2015

## The following phases are unaffected by the outcome of the referendum:

**Phase 1:** Service Available.

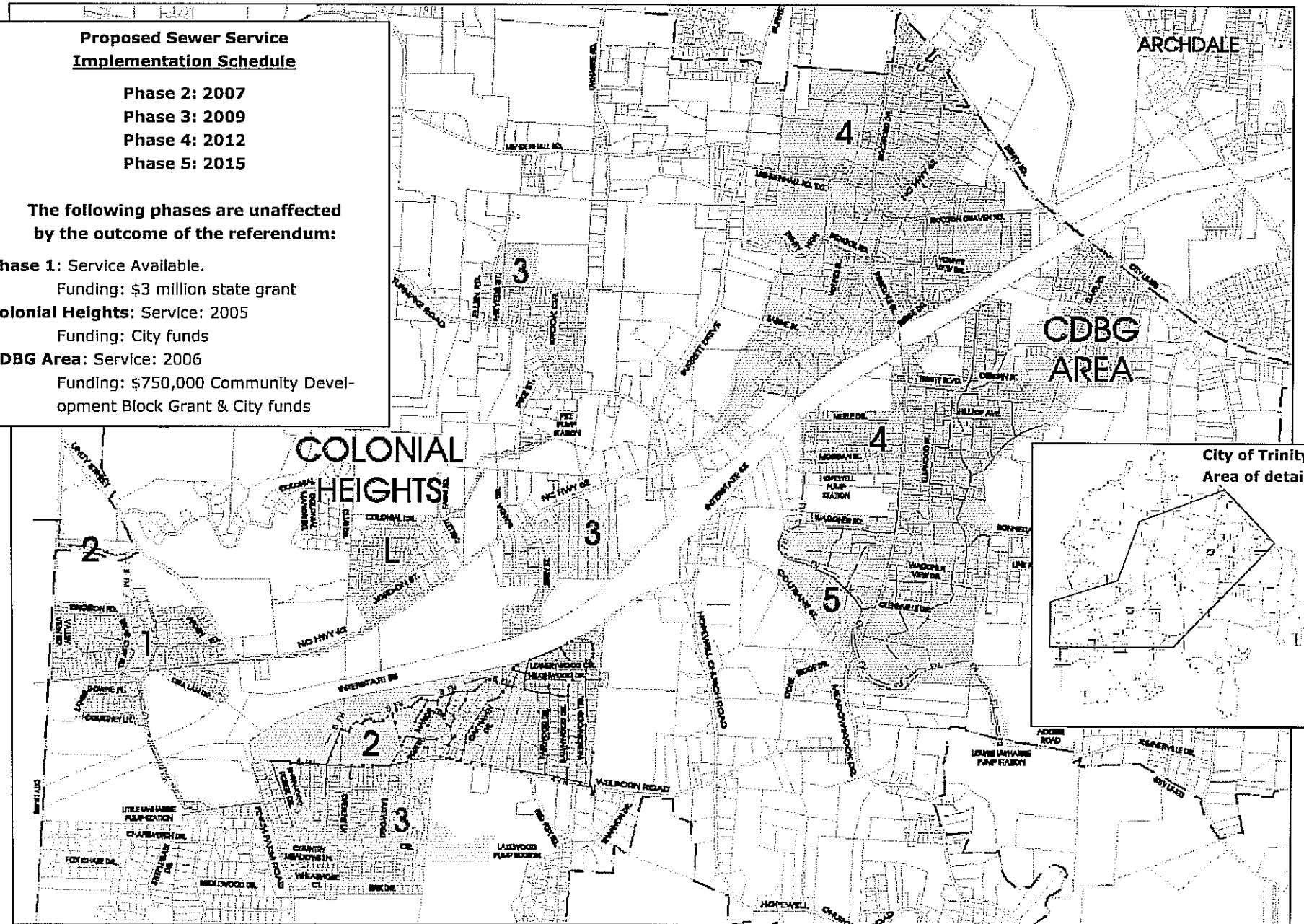
Funding: \$3 million state grant

**Colonial Heights:** Service: 2005

Funding: City funds

**CDBG Area:** Service: 2006

Funding: \$750,000 Community Development Block Grant & City funds



The Trinity City Council identified phases 2 through 5 as the areas that will receive sewer service if the vote

Phase Map: Davis-Martin-Powell & Assoc., Inc.

## How would I be billed?

Usage is based on water usage. Public water customers receive a monthly sewer bill with their water bill. If you are not a public water customer, you would be billed monthly at the City's flat rate fee.

## Would I have to hook on?

City residents are required to tie on to the sewer system within six (6) months of the system becoming available if the property abuts the sewer line and the residence is within two hundred (200) feet of the line and can be reached by gravity flow.

## Will the City have money to pay for other services such as garbage pickup and police protection without raising taxes?

Additional services could be funded using existing or increased revenue streams, fund balance and/or user fees. The City Council is responsible for determining what services to provide and how they are to be funded.

## What happens if the referendum fails?

Trinity will lose \$1.5 million in grant funding for Phase 2. Sewer system expansion will take place at a much slower rate because extensions and improvements would have to be paid by current City residents instead of spread over time. Other means of generating revenue such as assessment fees for properties served may need to be implemented if the referendum does not pass.

## Sewer service to my property is not part of the bond referendum; when will I get it?

Private development is expected to take place as sewer service becomes available. This will provide additional properties access to the sewer system, although it is impossible to predict when that might occur. The City Council has been committed to bringing sewer service to its residents and may consider additional phasing as funding permits, if the referendum passes.

## Why don't we partner with Archdale and build our own treatment plant?

Both Archdale and Trinity have multi-year agreements with other municipalities for wastewater treatment. Archdale has a 20-year commitment to High Point and Trinity is working toward a 20-year commitment to Thomasville, in conjunction with that city's planned treatment plant expansion. During the next 5 years it may be reasonable to begin evaluating a potential partnership with Archdale to address longer term (30 - 40 year) needs on the east side of Trinity.

## How would construction affect my property?

If private property is needed for sewer line construction, the City negotiates purchase of a utility easement. This allows City personnel access to the sewer line buried on personal property. Land disrupted by sewer construction is returned, as closely as possible, to its original condition. Installing public sewer typically increases the value of all properties served. Each septic tank and drainfield can be eliminated thus returning that portion of the property for use by the property owner.

## What is the Local Government Commission?

The LGC is composed of nine members including the State Treasurer, Secretary of State, State Auditor, Secretary of Revenue, and five others by appointment. LGC staff regulates financial practices and generally monitors the financial health of local governments. The LGC must approve any city's plans for borrowing before that city can assume debt. The LGC is responsible for selling the bonds.

## What are bonds?

Selling bonds is a method of borrowing money. Cities sell bonds to borrow money to help pay for projects such as water and sewer facilities, streets, parks, fire trucks, and government buildings. Borrowing for such projects enables future taxpayers to share the cost of these capital items which are expected to be in service for dozens of years. General obligation bonds require voter approval.



# Newsletter

Fall 2004

City of Vision

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## City of Trinity

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### City Officials

#### Mayor

James D. Shore

#### Council members

Karen Bridges  
Phil Brown  
Barbara Ewings  
Bob Labonte  
Barry Lambeth  
Dwight Meredith  
Edith Reddick  
Miles Talbert

#### City Manager

Ann Ballie

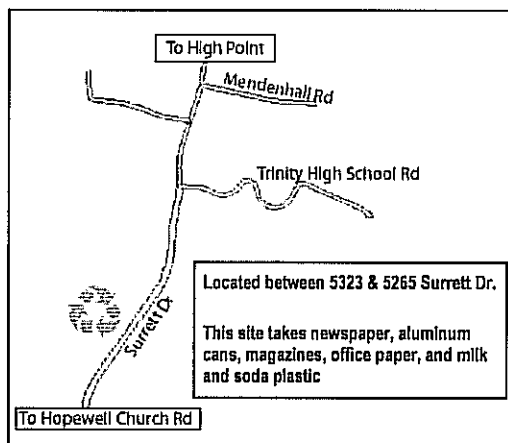
#### City Clerk/Finance Officer

Debbie Hinson

#### Planning/Zoning and Code Enforcement

Adam Stumb

### Recycling Center



The Randolph County Public Works Department maintains this recycling site in Trinity. Help keep your community clean and green by using the recycling center.

### Public Notice

- **Trinity Community Park**—Trinity will soon have a small park thanks to the City, North Carolina Department of Transportation and Friends of Trinity, a local civic organization. The park will be located at the intersection of NC Hwy. 62 and Meadowbrook and Old Meadowbrook roads. Friends of Trinity will spearhead development of the park, which will be financed through state and local grants and donations. Please call the City to purchase a commemorative brick to help pay for the park, and to donate time or money for this worthy cause.
- **Volunteers Cheerfully Accepted**—Call the City to find out about opportunities to help with the park project, Christmas in Trinity, and other civic projects.



### Meetings Schedule

#### City Council

Regular meetings are held third Tuesdays of each month at 7:00 p.m. at Trinity Memorial United Methodist Church, 7140 NC Hwy. 62.

Pre-agenda meetings are held second Tuesdays of each month at 4:00 p.m. at Trinity City Hall.

#### Planning & Zoning Board

Meets fourth Tuesday of each month at 7:00 p.m. at Trinity City Hall.

#### Board of Adjustment

Meets whenever it is necessary to hear an appeal. Planning & Zoning Board members serve as the Board of Adjustment.

#### Utilities Committee

Meets first Tuesday of each month at 7:00 p.m. at Trinity City Hall.

*City Council agendas are available by e-mail in advance of meetings. To receive meeting agendas, message [cityhall-trinity@triad.rr.com](mailto:cityhall-trinity@triad.rr.com) and ask to be put on the agenda list.*

### Christmas in Trinity

Watch for information  
about this annual event



**All meetings are open to the public  
Residents are invited and encouraged to attend**